

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12481 of the Takoma Park Baptist Church, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3101.41 to operate a nursery school (Spring Knolls Cooperative Nursery School) in the R-1-B District on the second floor of the premises at 635 Aspen Street N.W. (Square 3169, Lot 804)

HEARING DATE: September 27, 1977

DECISION DATE: October 11, 1977

FINDINGS OF FACT:

1. The applicant proposes to operate a cooperative nursery school at the Takoma Park Baptist Church for up to forty students ages one to four from 9:15 a.m. to 11:45 a.m., Monday through Friday.
2. The school is presently operating at the Emory Methodist Church, located at 6100 Alaska Avenue N.W., and has a student body of twenty seven children ages three and four, with two teachers and five parent aides.
3. The applicant is a non-profit corporation registered in the District of Columbia.
4. The applicant does not offer articles of commerce for sale.
5. All students who presently attend the school come from a radius within three miles of the Takoma Park Baptist Church, and approximately half of the student body resides within a ten block radius of the Church.

6. The applicant stated that as vacancies appear in the student body, preference will be given to children and families living within a 10-block radius of the proposed site.

7. The applicant's proposed facilities will provide the required 100 square feet of play area for each child. The proposed site will provide 2,610 square feet of outdoor play space, and 2,000 square feet of indoor play space located on the same site. None of the outdoor play space abuts adjoining property.

8. The applicant will provide more than the required number of parking spaces which is two for every three teachers and staff members. Most of the children will arrive at the proposed site via controlled car pools.

9. The school has operated in the Shepherd Park and Takoma sections of the District of Columbia since 1968. The Board received letters from ministers at two of the churches where the school has operated and from adjoining property owners stating that there have been no objections to operation of the school by reason of traffic, noise or other objectionable activity.

10. The Municipal Planning Office, by report dated September 22, 1977 and by testimony at the hearing recommended that the spacial exception be granted on the condition that enrollment be limited to forty students.

11. Advisory Neighborhood Commission 4B recommended approval of the application.

12. The Board has not received any objection to granting the special exception.

CONCLUSIONS OF LAW:


Based upon the above Findings of Fact and the evidence of record, the Board concludes that the proposed private school is not likely to become an objectionable activity because the applicant complies with the parking requirements of its proposed use and testimony of record shows that the school has operated without complaint at its prior locations. The Board

concludes that because approximately half of the present students reside within 10 block of the proposed location and because priority will be given to parents and children within a 10-block radius of the Takoma Park Baptist Church as vacancies occur, the requested special exception will be necessary and convenient to the neighborhood in which it is located, and this special exception, if granted, will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of the neighboring property. It is therefore ordered that the subject application be GRANTED, subject to the condition that there shall be a maximum of forty students and a maximum of ten teachers and aides.

VOTE: 5-0 (Chloethiel Woodard Smith, John G. Parsons, Leonard L. McCants, William F. McIntosh and Charles R. Norris to grant)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

FINAL DATE OF ORDER: _____

12 OCT 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.